Rezoning Application: 25-0299

Zoning Hearing Master Date: 02-18-2025

BOCC Land Use Meeting Date: 04-08-2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Mechanick

FLU Category: RES-12

Service Area: Urban

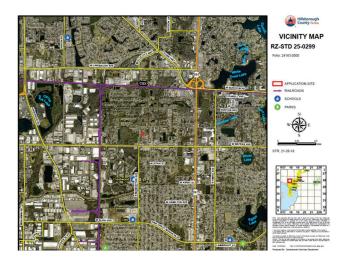
Site Acreage: .52 acres

Community Plan Area: None

Overlay: None

Special District: None

Request: Rezone to RMC-12



Introduction Summary:

The applicant is requesting to rezone this property form RSC-6 to RMC-12 for the purpose of developing townhomes on the property.

Zoning:	Existing	Proposed	
District(s)	RSC-6	RMC-12	
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential	
Acreage .52 acres		.52 acres	
Density/Intensity	6 Units per acre	12 units per acre	
Mathematical Maximum*	3.12 units 6.24 units		

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	RSC-6	RMC-12	
Lot Size / Lot Width	7000 sq ft/ 70 ft wide	10890 sq ft/ 70 ft wide	
Setbacks/Buffering and Screening	25 ft Front, 7.5 ft side, and 25 ft rear	25 ft Front,10 ft side, and 20 ft rear	
Height	35 ft	35 ft* Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	

Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code		

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

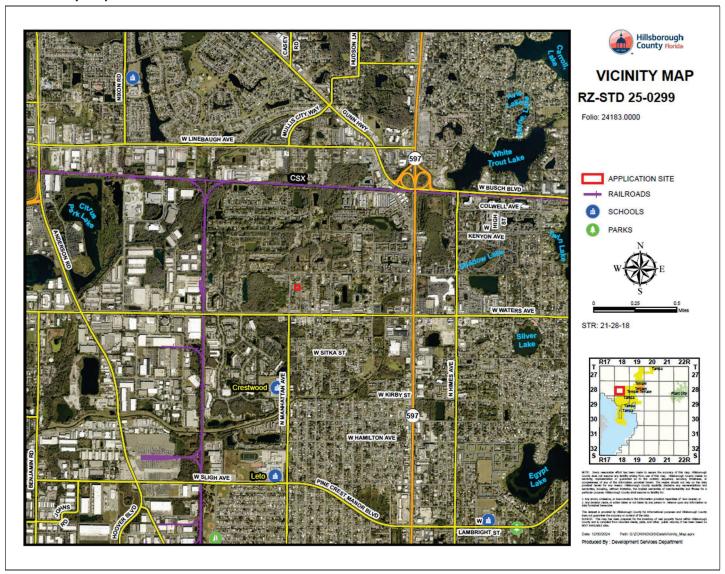
APPLICATION NUMBER: RZ 25-0299

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

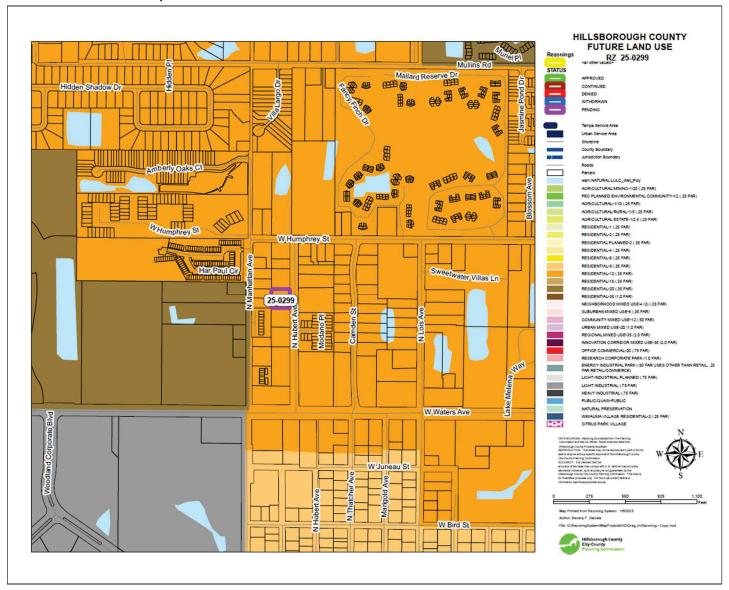
The property exists approximately 800 ft north of West Water Ave. The site is surrounded by either RMC-12 or Residential Planed Development operating a density of 12 units per acre (MM 22-0558). Additionally, there is RSC-6 zoning to the north of the site.

ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-12
Maximum Density/F.A.R.:	12 DU/GA or .5 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

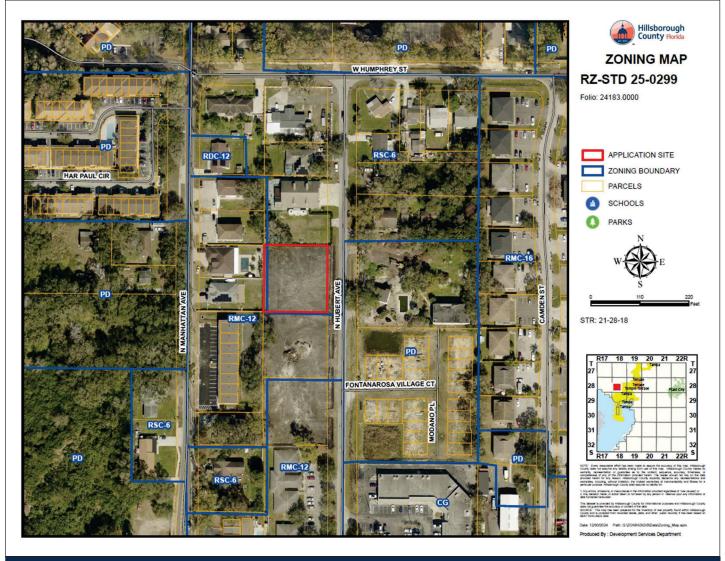
ZHM HEARING DATE: 02-18-2025

BOCC LUM MEETING DATE: 04-08-2025

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du / ga	Single Family Residential	Single Family Residential
East	PD	12 du / ga	Mixed Use	Single Family
South	RMC-12	12 du / ga	Residential	Residential
West	RMC-12	12 du / ga	Residential	Residential

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan	(partial provided below for size and orientation pur	poses. See Section 8.0 for full site plan)

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. Hubert Ave	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	1	
Proposed	48	4	5	
Difference (+/-)	+30	+3	+4	

^{*}Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Design Exception/Administrative Variance ☑Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
Transportation Objections Conditions Additional Requested Information/Comm					
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided ⋈ N/A 	☐ Yes ☐ N/A ☐ No	☐ Yes ☐ No ☑ N/A			

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received		Requested	Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	n/a
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	n/a
Conservation & Environ. Lands Mgmt.	☐ Yes 図 No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	l
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit		ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	-	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other	p. op o,		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes ⊠ No	☐ Yes	n/a
☐ Off-site Improvements Provided	□ No	NO	□No	
Service Area/ Water & Wastewater	_			
□Urban ☑ City of Tampa	☐ Yes	□ Yes	☐ Yes	n/a
□Rural □ City of Temple Terrace	⊠ No	□ No	□ No	·
Hillsborough County School Board		_		
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	□ Yes	☐ Yes	n/a
Inadequate □ K-5 □6-8 □9-12 □N/A	□ No	□ No	│ □ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No		□ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site, consisting of approximately half an acre of land along N Hubert Ave approximately 800 ft north of west Waters Ave, is currently zoned RSC-6. The site exists in an area of mixed uses single family and multifamily development. The site is intended to be part of a larger multifamily development to the south of the site and is surrounded on 3 sides by other multifamily approved zoning.

The rezoning of this property will bring additional density and housing possibility to the area. This development characteristic would be in line with the current uses and density established in this neighborhood already. The development would comply with development standards for RMC-12 including setbacks, heights and buffering and screening.

5.2 Recommendation

Staff find the request approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

J. Brian Grady

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig
8.0 PROPOSED SITE PLA	ANI (ELILI)	
	AN (FOLL)	
N/A		

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 02/10/2025			
REV	IEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation			
PLA	NNING AREA/SECTOR: Northwest/Egypt Lake	PETITION NO: RZ 25-0299			
	This agency has no comments.				
X	X This agency has no objection.				
This agency has no objection, subject to the listed or attached conditions.					
	This agency objects for the reasons set forth below.				

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .49 acres from Residential Single Family Conventional - 6 (RSC-6) to Residential Single Family Conventional - 12 (RSC-12). The site is located 372ft south of the intersection of W. Humphrey St. and N. Hubert. Ave. The Future Land Use designation of the site is Residential 12 (R-12).

The subject parcel, along with the two adjacent parcels to the south under Folio No. 24184.000 and Folio No. 24186.0000, is currently approved for the Special Use of an assisted living facility as outlined in SU 21-1001. The applicant has been advised that the development of the additional entitlements proposed with this application on the subject parcel would make the special use nonconstructable.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 6 units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM	
RSC-12, Single Family Detached Housing	48	4	5	
(ITE Code 210) 5 units	40		3	

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips		
	way volume	AM	PM	
Difference	+30	+3	+4	

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N. Hubert Ave. N. Hubert Ave is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 58ft of the right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to N. Hubert Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N. Hubert Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. Hubert Ave	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other (TBD) 	

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	1
Proposed	48	4	5
Difference (+/-)	+30	+3	+4

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:	•		•	·

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation Objections Conditions Additional Requested Information/Comme				
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes		
☐ Off-Site Improvements Provided	No No	□ No		
⊠ N/A		⊠ N/A		

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 25-0299
Hearing date:	February 18, 2025
Applicant:	David Mechanik
Request:	Rezone to RMC-12
Location:	West side of North Hubert Avenue, south of West Humphrey Street and north of West Waters Avenue.
Parcel size:	0.5 acres +/-
Existing zoning:	RSC-6
Future land use designation:	Res-12 (12 du/ga; .35 / 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	None

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: 25-0299

Zoning Hearing Master Date: 02-18-2025

BOCC Land Use Meeting Date: 04-08-2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Mechanick

FLU Category: RES-12

Service Area: Urban

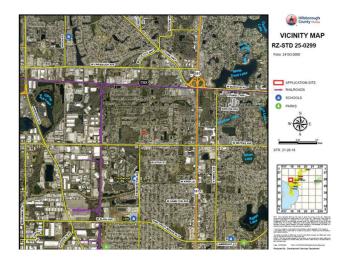
Site Acreage: .52 acres

Community Plan Area: None

Overlay: None

Special District: None

Request: Rezone to RMC-12



Introduction Summary:

The applicant is requesting to rezone this property form RSC-6 to RMC-12 for the purpose of developing townhomes on the property.

Zoning: Existing		Proposed	
District(s)	RSC-6	RMC-12	
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential	
Acreage .52 acres		.52 acres	
Density/Intensity	6 Units per acre	12 units per acre	
Mathematical Maximum*	3.12 units	6.24 units	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	RSC-6	RMC-12	
Lot Size / Lot Width	7000 sq ft/ 70 ft wide	10890 sq ft/ 70 ft wide	
Setbacks/Buffering and Screening	25 ft Front, 7.5 ft side, and 25 ft rear	25 ft Front,10 ft side, and 20 ft rear	
Height	35 ft	35 ft* Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	

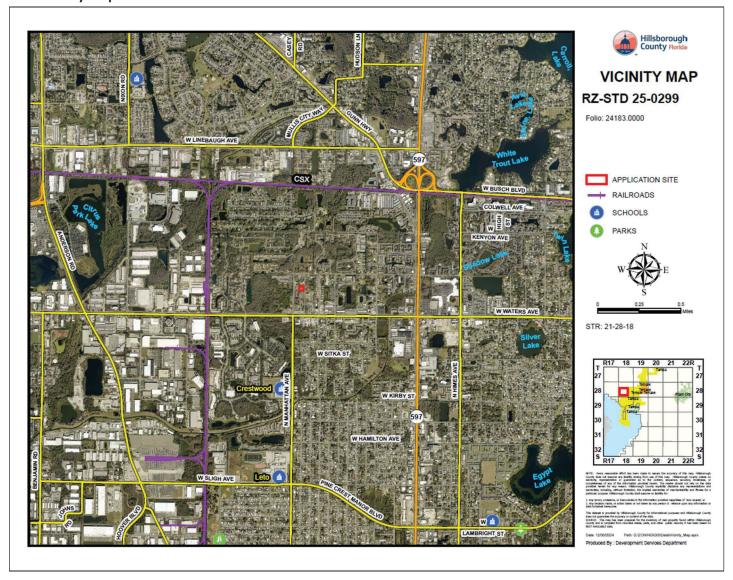
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



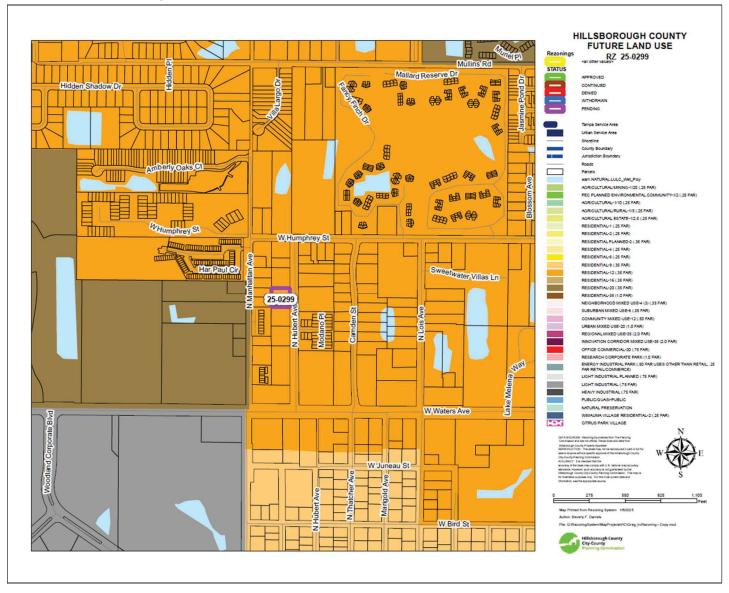
Context of Surrounding Area:

The property exists approximately 800 ft north of West Water Ave. The site is surrounded by either RMC-12 or Residential Planed Development operating a density of 12 units per acre (MM 22-0558). Additionally, there is RSC-6 zoning to the north of the site.

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

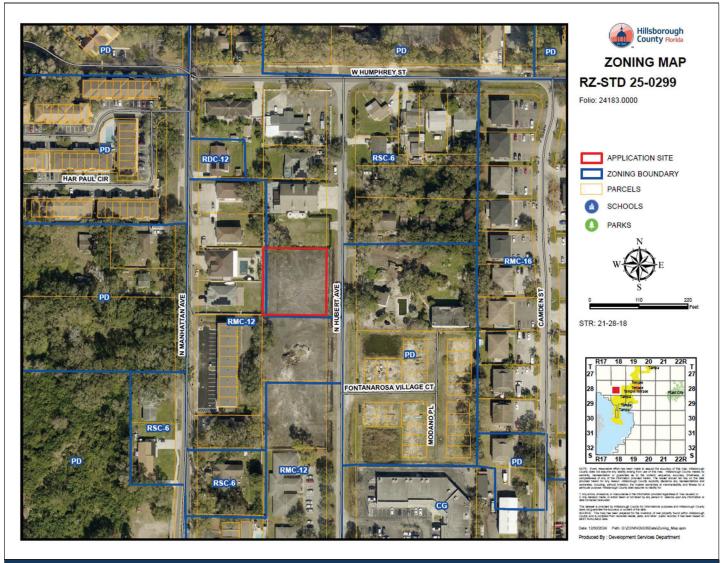


Subject Site Future Land Use Category:	Residential-12
Maximum Density/F.A.R.:	12 DU/GA or .5 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

BOCC LUM MEETING DATE: 04-08-2025 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du / ga	Single Family Residential	Single Family Residential
East	PD	12 du / ga	Mixed Use	Single Family
South	RMC-12	12 du / ga	Residential	Residential
West	RMC-12	12 du / ga	Residential	Residential

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig
2.0 LAND USE MAP SET		
2.4 Proposed Site Plan	(partial provided below for	size and orientation purposes. See Section 8.0 for full site plan)

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
N. Hubert Ave	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	1
Proposed	48	4	5
Difference (+/-)	+30	+3	+4

^{*}Trips reported are based on net new external trips unless otherwise noted.

Project Boundary Primary Access		Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:		Choose an item.	Choose an item.	Choose an i	

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request	Type	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided ☑ N/A 	☐ Yes ☐ N/A ⊠ No	☐ Yes ☐ No ☑ N/A		

APPLICATION NUMBER:	RZ 25-0299	
ZHM HEARING DATE:	02-18-2025	
BOCC LUM MEETING DATE:	04-08-2025	Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions	Additional
Environmental Protection Commission		☐ Yes ☒ No	Requested ☐ Yes ☒ No	n/a
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	n/a
Conservation & Environ. Lands Mgmt.	☐ Yes 図 No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes	n/a
Service Area/ Water & Wastewater □Urban ☑ City of Tampa □Rural □ City of Temple Terrace	☐ Yes ☑ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes □ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site, consisting of approximately half an acre of land along N Hubert Ave approximately 800 ft north of west Waters Ave, is currently zoned RSC-6. The site exists in an area of mixed uses single family and multifamily development. The site is intended to be part of a larger multifamily development to the south of the site and is surrounded on 3 sides by other multifamily approved zoning.

The rezoning of this property will bring additional density and housing possibility to the area. This development characteristic would be in line with the current uses and density established in this neighborhood already. The development would comply with development standards for RMC-12 including setbacks, heights and buffering and screening.

5.2 Recommendation

Staff find the request approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

J. Brian Grady

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on February 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. David Mechanik spoke on behalf of the applicant. Mr. Mechanik presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Logan McKaig, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Planning Commission

Mr. Tyrek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Mechanik stated the applicant had nothing further.

The zoning master closed the hearing on RZ-STD 25-0299.

C. EVIDENCE SUMBITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

 The Subject Property consists of approximately 0.5 acres located on the west side of North Hubert Avenue south of West Humphrey Street and north of West Waters Avenue.

- 2. The Subject Property is designated Res-12 on the Future Land Use Map and is zoned RSC-6.
- 3. The Subject Property is in the Urban Services Area and is not located within the boundaries of a community plan.
- 4. The general area surrounding the Subject Property consists of residential single-family conventional, townhomes, and multi-family uses. Commercial and retail uses exist along West Waters Avenue to the south. Adjacent properties include two vacant parcels zoned RMC-12 to the south; a vacant parcel zoned PD to the east across North Hubert Avenue, a parcel zoned RSC-6 developed with a single-family conventional home to the north; and two parcels zoned RMC-12 developed with single-family conventional homes to the west.
- 5. The Hillsborough County Property Appraiser's website shows the Subject Property is unimproved.
- 6. The applicant's deed shows the property owners acquired the Subject Property on December 13, 2023 via Warranty Deed recorded December 18, 2023 as instrument 2023570785, public records of Hillsborough County, Florida.
- 7. The applicant is requesting to rezone the Subject Property to RMC-12 to allow for a townhome development.
- 8. Development Services Department staff found the Subject Property is intended to be part of a multifamily development that includes parcels to the south. Staff found the proposed rezoning will be consistent with the existing uses and density in the surrounding community. Staff concluded the proposed rezoning is approvable.
- 9. Hillsborough County Transportation Review staff stated no objections.
- 10. Planning Commission staff found the proposed rezoning is an allowable use in the Res-12 Future Land Use category and is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the

comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to RMC-12.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to RMC-12.

March 11, 2025

Date:

Pamela Jo Matley PhD, D

Land Use Hearing Officer



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: February 18, 2025	Case Number: RZ 25-0299		
Report Prepared: February 7, 2025	Folio(s): 24183.0000		
	General Location: South of West Humphrey Street, east of North Manhattan Avenue and west of North Hubert Avenue		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-12 (12du/ga; 0.35/0.50 FAR)		
Service Area	Urban		
Community Plan(s)	N/A		
Rezoning Request	Rezone from RSC-6 to RMC-12 to develop 18 Townhomes		
Parcel Size	+/- 1.5 acres		
Street Functional Classification	West Humphrey Street – County Collector North Manhattan Avenue – County Collector North Hubert Avenue – Local		
Commercial Locational Criteria	Not applicable		
Evacuation Area	Е		

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-12	RSC-6	Vacant	
North	Residential-12	RSC-6	Single-Family Residential/Mobile Home	
South	Residential-12	RMC-12	Vacant	
East	Residential-12	RSC-6 + PD	Single- Family/Mobile Home	
West	Residential-12	RMC-12	Single- Family/Mobile Home	

Staff Analysis of Goals, Objectives and Policies:

The 1.5±acre subject site is located South of West Humphrey Street, east of North Manhattan Avenue and west of North Hubert Avenue. The subject site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The subject site has a Future Land Use (FLU) designation of Residential-12 (RES-12) which allows for the consideration of neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses. The applicant seeks to rezone from Residential Single-Family Conventional-6 (RSC-6) to Residential, Multi-Family Conventional -12 (RMC-12) to develop 18 Townhomes.

FLUE Goal 2, FLUE Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each FLU category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-12 Future Land Use (FLU) category allows for the consideration of up to 12 dwelling units per gross acre. With 1.5 acres, the subject site can be considered for up to 18 swelling units. The proposal meets the requirements of Objective 2.1 and its accompanying policies and the RES-12.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the

RZ 25-0299 2

same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed rezoning to RSC-12 to develop 18 dwelling units is compatible with the existing residential character and density of the area. The proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Element (FLUE) under Objective 4.4 that require new development to be compatible with the surrounding neighborhood (FLUE Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

Overall, staff find that the proposed use is an allowable use in the RES-12 FLU category, and it is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the County Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 3.1.3: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

RZ 25-0299 3

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood and Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall beintegrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

LIVABLE COMMUNITIES ELEMENT: N/A

RZ 25-0299 4

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ 25-0299

CONTINUED DENIED

WITHDRAWN PENDING Tampa Service Area Urban Service Area Jurisdiction Boundary

County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIUCOMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

825 550 275

Map Printed from Rezoning System: 1/6/2025

File: G:\RezoningSystem\MapP Author: Beverly F. Daniels

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 02/10/2025
REV	IEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLA	NNING AREA/SECTOR: Northwest/Egypt Lake	PETITION NO: RZ 25-0299
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached co	nditions.
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .49 acres from Residential Single Family Conventional - 6 (RSC-6) to Residential Single Family Conventional - 12 (RSC-12). The site is located 372ft south of the intersection of W. Humphrey St. and N. Hubert. Ave. The Future Land Use designation of the site is Residential 12 (R-12).

The subject parcel, along with the two adjacent parcels to the south under Folio No. 24184.000 and Folio No. 24186.0000, is currently approved for the Special Use of an assisted living facility as outlined in SU 21-1001. The applicant has been advised that the development of the additional entitlements proposed with this application on the subject parcel would make the special use nonconstructable.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 6 units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-12, Single Family Detached Housing	48	4	5
(ITE Code 210) 5 units	40		3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+30	+3	+4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N. Hubert Ave. N. Hubert Ave is a 2-lane, undivided, substandard, rural local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 58ft of the right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to N. Hubert Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N. Hubert Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)						
Road Name	Classification	Current Conditions	Select Future Improvements			
N. Hubert Ave	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ⋈ Other (TBD) 			

Project Trip Generation ☐ Not applicable for this request						
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	18	1	1			
Proposed	48	4	5			
Difference (+/-)	+30	+3	+4			

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		Choose an item.	Choose an item.	Choose an item.		
South		Choose an item.	Choose an item.	Choose an item.		
East		Choose an item.	Choose an item.	Choose an item.		
West		Choose an item.	Choose an item.	Choose an item.		
Notes:						

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes			
☐ Off-Site Improvements Provided	No No	□ No			
⊠ N/A		⊠ N/A			

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING				
HEARING DATE: February 18, 2025	COMMENT DATE: January 27, 2025			
PETITION NO.: 25-0299	PROPERTY ADDRESS: Vacant property on N			
EPC REVIEWER: Justin Lessard	Hubert Ave., Tampa FOLIO #: 024183-0000			
CONTACT INFORMATION: (813) 627-2600 xt. 1245	STR: 21-28S-18E			
EMAIL: lessardj@epchc.org				
REQUESTED ZONING: RSC-6 to RMC-12				

FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO,	No wetlands		
SOILS SURVEY, EPC FILES)			

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

25-0299 January 27, 2025 Page **2** of **2**

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Jl/dc

ec: <u>Corralesana1975@gmail.com</u> <u>dmm@floridalandlaw.com</u>



Adequate Facilities Analysis: Rezoning

Date: February 7, 2025 **Acreage:** .5 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: RMC-12

Case Number: 25-0299 Future Land Use: R-12

HCPS #: RZ-670

Maximum Residential Units: 18

Address: North Hubert Street North of Waters

Residential Type: Single Family Detached

Parcel Folio Number(s): 24183.0000

Parcel Folio Number(s): 24183.0000				
School Data	Crestwood Elementary	Pierce Middle	Leto High	
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1089	1245	2368	
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	715	878	2027	
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	66%	71%	86%	
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/7/2025	15	54	30	
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	1	2	
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	67%	75%	87%	

Notes: At this time, adequate capacity exists at Crestwood Elementary, Pierce Middle, and Leto High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 01/21/2025

Agency: Natural Resources **Petition #:** 25-0299

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 3. If the notes and/or graphic on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 12/30/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/10/2025

PROPERTY OWNER: Mercedes ALF LLC PID: 25-0299

APPLICANT: David Mechanick

LOCATION: East side of North Hubert Ave. & 800 ft North of West Waters Ave. Tampa,

FL 33614

FOLIO NO.: 24183.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

VERBATIM TRANSCRIPT

```
1
                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
 2
 3
 4
    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
13
14
15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
18
19
20
21
22
23
    Reported by:
    Crystal Reyes, AAERT No. 1660
24
25
```

1

2

3

6

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

2.4

25

```
MS. HEINRICH: Our next application is Item C.5,
Standard Rezoning 25-0299. The applicant is requesting to
rezone property from RSC-6 to RMC-12. Logan McKaig with
Development Services will provide staff findings after the
applicant's presentation.
          MR. MECHANIK: Good evening, Madam Hearing Master.
                                                              My
name is David Mechanik. I'm located at 305 South Boulevard,
Tampa, Florida here on behalf of the applicant.
          The staff report is very thorough. I will not
necessarily repeat too much out of it. But this is a standard
rezoning, so there's not a whole lot to -- to talk about.
future land use surrounding this property is all RES-12 and we
are asking for RMC-12 zoning for this particular property.
          The zoning surrounding this property is 12 units to
the acre on all sides, except for the parcel to the north.
staff report indicates that this would be compatible with the
neighborhood and would provide for housing in the area which is
a goal of the comprehensive plan. Both staff, Hillsborough and
Planning Commission staff had indicated the proposed use is
compatible and consistent with the comprehensive plan.
         And with that, I'll be happy to answer any questions.
         HEARING MASTER: All right. I have no questions for
     Thank you.
you.
         MR. MECHANIK:
                        Thank you.
                          Okay. Development Services.
         HEARING MASTER:
```

1 Oh, Mr. Mechanik, please sign in. Thank you. MR. McKAIG: Logan McKaig, Development Services for 2 3 Rezoning 25-0299. 4 The applicant is requesting to rezone the property from RSC-6 to RMC-12 for the purposes of developing -developing townhomes on the property. The property exists approximately 800 feet north of West Water Avenues. The site is surrounded by either RMC-12 or 8 planned developments approved for 12 unit an acre residential Additionally, there is RSC-6 to the north side of the 10 11 property. The site consisting of approximately half an acre of land along North Hubbard Avenue, approximately 800 feet north of 12 13 West Waters Avenue is currently zoned RSC-6. 14 The site exists in an area of mixed use, single-family 15 and multifamily development. The site is intended to be part of a larger multifamily development to the south of the site and is 16 17 surrounded on all three sides by multifamily approved zoning. 18 And again, to the north by single-family zoning at RSC-6. 19 Zoning of this property will bring additional density 20 and housing to the area. Development characteristic would be in 21 line with the current uses and density established in the 22 neighborhood already. The development would comply with the 23 development standards for RMC-12, including setbacks, heights, buffering and screening. 24 Staff finds the request approvable. 25

```
1
              HEARING MASTER: All right. Thank you. No questions
 2
    for you.
              Planning Commission.
 3
 4
              MR. ROYAL: Good evening. Tyrek Royal, Planning
    Commission staff.
 6
              The subject site is located south and West Humphrey
    Street, east of North Manhattan Avenue and west of North Hubert
             The subject site, is in the urban service area and it's
 8
   not located within the limits of the community plan.
 9
    subject site has a future land use designation of
10
    residential-12. The residential-12 future land use category
11
12
    allows for the consideration of up to 12 dwelling units per
13
    gross acre. With 1.5 acres, the subject site can be considered
14
    for up to 18 dwelling units.
15
              The proposal meets the requirements of Objective 2.1
    and its accompanying policies of the resi -- of -- and its
16
    accompanying policies and the residential-12 Future Land Use
17
18
    Category.
              Based upon the above conservation and following goals,
19
    objectives and policies, the Planning Commission staff find the
20
21
    proposed rezoning consistent with the Unincorporated
22
    Hillsborough County Comprehensive Plan, subject to the
23
    restrictions proposed by the County Development Services
24
    Department.
25
              HEARING MASTER:
                               All right. Thank you.
```

1	All right. Is there anyone here or online who wishes
2	to speak in support of this application? All right, I do not
3	hear anyone.
4	Is there anyone here or online who wishes to speak in
5	opposition to this application? All right, I do not hear
6	anyone.
7	Development Services, anything further?
8	MS. HEINRICH: No, ma'am.
9	HEARING MASTER: All right. And applicant, nothing
10	further?
11	MR. MECHANIK: I have nothing further.
12	HEARING MASTER: Okay. Thank you.
13	This closes the hearing on Rezoning Standard 25-0299.
14	
15	
16	
17	
18	
19	
20	
21	
22	
22	

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE